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At 2 P. M., RAIN OR SHINE, in Mammoth Tent on Premises Adjoining Nassau Boulevard Station 1169 LOTS AT YOUR OWN PRICE

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\$200 Lot \$300 Lot \$400 Lot 10% on Day of Sale 80% In Monthly 10% in Thirty Days 80% Installments of 2%

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From Penn. Station, 33d St. and 7th Ave. and Flatbush Ave., Brooklyn.

Send for Bookmap and Your Transportation.

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TAX EXEMPTION SAVES \$2,000, whose sacrifices beautiful home, who be also and the first beautiful home, who be also save the save that the save the save that the save the

\$13,500 Milwood Manor Garage

CORBIN BUILT HOUSE. Bargar-sty SELL. OWNER LEAVING CITY not be duplicated for \$17,000. Phone yeard 1409 Av. J. Av. J. wood 4:04. J.D.Rancksta. Brighton Line

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Convenient Trains leaving Pennsylvania Station, 33rd Street and Seventh Avenue DALLY: 9:00, 9:30, 11:00 A. M.: 12:30, 14:2, 1:55, 3:90, 3:45, 4:94, 4:45, 5:11, 5:15, 5:40 P. M. Prom Platbush Avenue Station, Brooklyn-DALLY: 8:38, 9:57, 10:55 A. M.: 12:30, 11:2, 1:49, 2:59, 3:31, 4:11, 4:38, 3:15, 5:40 P. M. By motor from 5:5th Street, via the Queenshoro Bridge—Queens Boulevard of Hilbside Avenue, Jerkha Ternjace to Nassau Boulevard. Sign "Carden City Estates.

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At Mosholu Ave. & Post Road

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BY ORDER OF THE EQUITABLE TRUST COMPANY of N.Y. and Alfred L. Doyle, Trustee's Next Mon., June 27 At 12 o'Clock, Noon, at Real Estate Exchange, 14 Vessy Street, New York 70% on Mortgage for 3 Years at 6%

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Several new one family Colonia, six and bath; plot 35x135; elegant; all implants; fire section, near all transit, solice; others. CLASSIC CONSTRUCTION Myrile av. and 110th st.; also 84th av. 115th st. Richmond Hill. RE.Patterson Specialist in INDUSTRIALS,

30 Acres, 450 Feet Water Front, Deep Anchorage Dwelling of Early Tudor Type

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BEACH MODERN, STUCCO, TEN ROOMS, THREE BATHS, LARGE LOT, RESTRICTED DISTRICT, IMMEDIATE POS-SESSION, OPEN FOR INSPEC-TION. COMPLETELY FUR-NISHED, \$25,000; WITHOUT, \$22,500. LOCATED 60 EXETER ST. PHONE OWNER, CORT LANDT 1643., BETWEEN 10

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A commodous modern residence, furnished, 133 acres, 730 feet clevation with splendid views. Handsome stone garage and stable, servants' quarters; com lete farm buildings; fully stocked with torses, cows, pigs and farm implements several springs and an artesian well on the premises. 30 acres of woodland, become tennis courts. Surveyed for x-hole golf course, Sacrifice at fractange for income property.

Owner, Room 309, 10 E. 43d St., N. Y. C. RUTHERFORD REALTY BARGAINS, gDW. S. BROWN, Shafer Bldg., Rutherfe MURDOCH COMPANY - Montelair Hor Opp. Lackawanna, Phone 4616.

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LAKE HOPATCONG, N. J. poded. Beat house, deep water. Property connected with mainland by rusti

PRICE \$15,000-EASY TERMS. Will Consider Rental. GENUNG & DAY PARK PLACE MORRISTOWN, N.

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Loft Space 5,000 to 100,000 Square Feet, HOMAN CALLALAN COMPANY, Bridge Plaza LONG 181AND CITY

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One entire floor in the tower and a limited number of smaller offices still available for immediate occupancy.

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Rent including maid service. Rental \$840 to \$3,200.

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HARDWARE district downtown.—Will sell
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Sixth av. (48th). BARDWARE district downtown.—Will sell or lease staunch building (20,000 floor feet), daylighted; two elevators; early possession; principals. SNOWEER CO., 800 Sixth av. (48th).

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Olystry brick, lot 25x24; 2 story studio on rear of lot, also space for one car; bargain to quick buyer for remedelling. R. FELFAIR SMITH, 11 E. 10th st.

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TO settle an estate, 4 story double flat, 206
Tast 750 st., 25:102: ronts \$2,100. make
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A unique bargain; a 3 story dwelling with a 6 room duplex apartment for owner's use, and also contains 1 two room apartments, rented at \$3,000 per annum; asking \$30,000 terms to suit. \$LAWSON & HOBES, 162 W. 756 at. 790 Columbus. rented at \$3,000 per annum; asking \$50,000; terms to said. SLAWSON & HODES, 162 W. 72d at. 72:0 Columbus.

In the 70's, near Brondway.—Pour stery high atoop, bay window front, 7 story extension, 12 rooms, 2 baths. The plumbing, parquet closers, steam heat. morigage \$21,000 at 6%, 5 years; price \$36,000; terms. \$1,000 cash will purchase a 3 story and basement dwelting, 20:100, botween Riverside Drive and West End av., 10 rooms, 2 baths, clearise light, stream heat; possession can be arranged for late fall; trice under \$20,000. SLAWSON & HOBBS, 162 W. 72d st. Phone 7240 Columbus.

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Long Island.

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Comfortable residence, 8 rooms, bath, all improvements, large cemented cellar, roomy static, screened porch, all good conditions to the control of the c

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REGATTA OR FOR THE SUMMER.

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SOOMS THREE BATTHROOMS, KITCHEN, SOOMS, THREE BATTHROOMS, KITCHEN, SERVANTS HALL, SC. HOT AND COLD.

WATER IN EVERY CABIN. FITTED THROUGHOUT WITH ELECTRICITY GENERATED BY OWN FLANT FOR LIGHT-ING, HEATING, AND COOKING, INDEPENDENT, THEREFORE, OF COALSTELLE, STRIKES, ROOF FECK SETT, BY JET GARDEN AND TENNIS LAWN SEVERNAM SHALL HEATING, AND RESATTA COURSE, WILL LET FOR ANY PERIOD FROM Z WEERS TO 8 MONTHS.

RENT, IT OF GUINEAS A WEEK, ACCORDING TO LENGTH OF TENANCY, FOR HENLEY REGATTA, 10 DAYS LET, 123 GUINEAS, ALSO AN ELECTRIC CANOE FOR HIME SATEA, CAN BE VIEWED ANY SILVER LANING, RENELLY ON THAMES, ENGLAND, TO WHOM APPLA.

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Light, alry: about 25478 each; greatly modified rentals, \$1,30.541, \$500. immediate possession (Co. Agents, \$60 of the Arthur Co. Agents, \$60 of the Arthur Ridg.
LiGHT, roomy offices and sample rooms:
preferably to shoe men. MARTINE, 148
Duans st., corner West Broadway.

SMALL store in Woolworth Building on Barclay st., term of years, M. P. CROOK,
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TO sublet, reaconable, very destrable adjacent offices of 370, 422 and 844 square feet respectively sinely or in group. Inquire room 2477, 47 Instery place. Tel. Whitehail 1414.
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GET some of the joy out of living, by spending less of your income for rent, and more of it for pleasure. To spend less, own a

New 4, 5 or 6 Room Garden Apartment at

Restricted Residential Community-Nearest to Manhattan

A few apartments are ready for occupancy. Others will be completed between now and October 1st. Secure your "GARDEN" Apartment at once. TAX EXEMPTION FOR TEN YEARS Save \$1200 to \$1475 on each apartment.

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HOUSE, near the water; one acre of land; overlooking beautiful golf course; reno-cated and adapted for two families; at Country Club grounds, leastern Boulevard, MCELLIGOTT & SMITH, 307 West 28t st.

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House of 7 large rooms and bath on plot of two lots, 190 feet from Grand Concourse; house needs repairs; land is worth the money, with great future value.

STRATION, 3 East Burnside av.

Phone Fordham 1848.

\$900 cash secures detacted house, large plot, garage, price \$4,900; two family house, \$4,800; very easy terms. Apply MRS. McGRATH, 1321 Balcom av., near West-chester square station, Felham branch Lexington av. subway, or SPENCER, 194 Nassau at. Beekman 2985.

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provements, large cemented centar, roomy tick, acreemed purch, all good condition; by decorated; 40x100; centrally located, conveniences, excellent communing; will for \$8,500; cash required \$5,500; cash required \$5,500; cash required \$5,500; cash localized that for aphitment, or address ADVERTIS.L. 23 lacy st., Brooklyn, for further particulary st., brooklyn, for further particulary st.

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Attractive residence, 7 rooms, sewing room, butler's pantry, bath, fireplace, large porch; latest improvements; excellent condition; large, dry, cemented cellar, high attic, garage or large barn, 75x300; 2 frontages; excellent soil; 3 minutes to station; convenient to stores, school, beach, express station; will sacrifice for \$0.500. Phone Amityville 2101, or address ADVENTISER, 233 Halisey st., Brooklyn, for further particular's. AUBURNDALE—Rent, sale, from 8 room house, beautifully decorated; all improvements; garage; near station; 25 minutes from Pennsylvania Station; reasonable for right party, Willen, 563 W. 185th, Phone Wasleworth 3864. 31-33 West.—"Ardea," elevator apartment at unusual suite of 7 large rooms and bath modern; excellent service; \$3,200 per annum possession September 1. Superintendent o

electricity, \$2,400. Superintend

Above 59th St.-5th Av. to North River. Walsworth 3884.

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Opp. P. O. Tel. 435. Homes and Acreage,
FOR sale—Bay Shere, 7 room bungalow,
\$5,000, part cash; possession at once; also
complete stocked chicken plant, \$5,000;
terms, J. WEHN, phone 62! W. Bay Shere,
GREAT NECK ESTATES.—Station six minutes; nine rooms, two baths; double heated
garage quarters; three-quarters acre; all or
part use of land not rold with option if
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cash; balance casy terms, 264 Great Neck,
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LONG ISLAND—Stop paying high rents; new

884 WEST END AV. ortheast corner 103d St Immediate Occupancy.

AN EXCEPTIONAL APARTMENT. Sublease 13 rooms, 5 baths, 16 closet Solicase 13 rooms, 5 baths, 16 closets; all main rooms; facing south; extra lava-tory; southern exposure; beautifully laid out; reasonable rent; must be seen to be appreciated. Apply on premises or PATERNO BROS... 501 West 115th St. Tel. 1114 Morningslde.

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We can place well secured loans, Manhathan and Brooks, also good seconds,
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8130,000 first mortgage wanted on apartment in Los Angeles; pay 10 per cent; no brokers or agents; private only. V. 2 Horaid, Horaid square.

81,000 CASH—Celonial 6 room fireplace, Barks emption: ille bath, open firep

2D AV., above 14th st.; plot 80x100, with possession; price \$125,000. FOLSOM BROS., INC., 127 East 34th st. Above 59th St .- 5th Av. to East River. SELECT list of East Side dwellings for sale, J. A. CASSIDY, 206 Broadway. Tel. 6942 Cortlandt.

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settle estate. MRS. FRANK MILLIKEN. Phone 1124, 46 Keniworth piace.

JERSEY CITY HEIGHTS, 2 family brick. hot, cold water: best condition; \$7,509; \$3,000 cash. OWNER. 282 North st.

MOUNTAIN LAKES, N. J.-Lairel Hilt road, overlooking lakes: 10 rooms, 3 tiled baths, sun parlor, billiard room; silk tapestry on walls; garage 2 cars; fruit, shade trees; 25 acres; cost \$55,000; free and clear; bargain to cash buyer; possession. Main 5072. ARNOLD T. GHEGAN, 180 Montagua st., Brooklyn.

estate, 280 June 1828.

Ins. 4858.

New one family houses, 6 large rooms and bath, steam heat, electric light, hardwood floors, all improvements—and listen to the transport of the state of the prices of \$7.500, and location, and the state of time prices of \$7.570, and only \$700 down to and nothing to worry about, because your home is free from taxes under the new law, and the first mortgage has 15 years to run. Write direct to builder, \$14 East 49th st., Brooklyn.

D. Write direct to builder, \$14 East 49th st., Brooklyn.

140x131; only vacant plot in Park place, between Underhill and Vanderbilt avs.; price tween Underhi

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HOUSE with improvements, 6 or 7 rooms within commuting distance of New York Summi answers with photos to Mrs. TORRE, care of Leo Walfson, 259 Breadway.

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\$100 cash starts the foundation of a beautiful home in one of Long Island's best suburbs, tax enemyt zone: no assessments: 50 minutes from New York. R 74 Herald, Herald sq.

FOR SALE.

Finest house and farm in Clinton, Some partly furnished; bordering big Hammonset River; fine view of Long Island Sound; fishing and boating; 48 acres, house has brooms, 3 tiled baths; tiled kitchen; fine of liard room and table; all latest improvements; garage, poultry house, large outbilldings; fruit and shyubs; five minutes town; State road; railroad station; prior kifi,600; hulf cash, MRS, (1A185, Pratt av., Clinton, Conn.

GAINS. W. GOTTLIEB, PARK RIDGE, VARIANCE.—New house, containing 9 rooms and bath; steam heat and electricity; large living room, with upon the place, sun parlor, sissping poreli: restricted section; five minutes to station and traileys; nrice \$16,500. Inmite LYLL MESCALD, Public Service Building Nessets, N. ENCEPTIONAL opportunity to buy high class new houses, large plots, heat location; near station; six to nine rooms each; \$8,500 up, on very easy torms. SMITH-SINGER CO., Glon Boch, N. J., addeding Richewood.
HOTELS FOR SALE on North Jersey coast. Apply FOURETT PARM AGENCY, opponent, North Ashury Park, N. J.

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